

HOA Turnover Summary for the United States

Large Residential Communities

Community Name (Location)	Developer	Planned Units	Development Start	HOA Turnover Date	% Built at Turnover	Developer Control Duration
Treviso Bay (Naples, FL)	Lennar	1,432	2007	2018	~90%	~11 years
Stoneybrook at Heritage Harbour (Bradenton, FL)	Lennar	947	2003	2014	<90%	~10 years
Bella Terra (Estero, FL)	Lennar	1,899	2003	2014 (Aug)	100%	~11 years
Sun City Carolina Lakes (Indian Land, SC)	Del Webb / PulteGroup	~3,000	2008	c. 2016 (est.)	~100%	~8 years
Mountain's Edge (Las Vegas, NV)	Focus Property Group	14,500	2003	c. 2020 (est.)	~75%	~16 years
Grand Palisades (Charlotte, NC)	Lennar	~2,200– 2,400	Early 2000s	2023 (Jul)	~90%	~20 years
Colonial Heritage (Williamsburg, VA)	Lennar	~1,500– 1,800	Early 2000s	-	-	~20 years

Sources: Developer transition reports, HOA/CDD public records, and news articles detailing HOA turnover milestones. Each community above is a large residential development (single-family, townhomes, etc.) begun after Jan 1, 2000, with an initial developer-controlled HOA that was eventually turned over to a homeowner-elected board once the requisite portion of the project was complete (typically 75–90% of units sold, or as mandated by state law).

The table summarizes key facts about these transitions, excluding mixed-use projects as requested.